

# MINUTES

## RANDOLPH COUNTY PLANNING BOARD

### May 6, 2003

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, May 6, 2003, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Maxton McDowell** called to order the Randolph County Planning Board Meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the Members: Maxton McDowell, Chairman, present; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Phil Ridge, present; Larry Brown, present; and Chris McLeod, present.
3. **Craven** made the motion, seconded by **Dorsett**, to approve the minutes of the April 8, 2003, Randolph County Planning Board Meeting. The motion passed unanimously.
4. **Resolution to Support Naming Uwharrie River Bridge on Jackson Creek Road.**

**Johnson** explained that the Commissioners were presented on May 5, 2003 with a petition of 800+ signatures to request that the N.C.D.O.T. name the new bridge crossing the Uwharrie River on the Jackson Creek Road in memory of Sgt. Charles Thomas Parker. Johnson gave a brief history of Parker and asked for the Planning Board's support of a resolution for this request. Johnson said that this request is a widely supported request in the Parker Mill Community

**McLeod** made the motion, seconded by **Craven**, to adopt this resolution. The motion passed unanimously.

5. **Swearing in of the Witnesses:**

"Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you God?"

Eight citizens took this oath.

6. **SPECIAL USE PERMIT REQUESTS:**

- A. **ALAN CRAVEN**, Asheboro, North Carolina, is requesting a Special Use Permit at his residence to operate an automotive repair shop (from an existing 24' x 36' garage) and obtain an automotive dealer's license to sell and display 6 vehicles. Location: 4316 U.S. Hwy 64E; 1.13 acres; Parcel ID #7781687988; Franklinville Township; Zoning District RA.

***The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be approved.***

**Alan Craven** explained that he would work on cars out of the existing garage. Craven said that he does live on the property and would like to have a small sign advertising the business. Craven said he would not have any employees.

**Ridge** asked Craven if he would be opposed to a buffer at the rear of the property and **Craven** answered no.

**Brown** asked **Craven** if he did any paint or body work on vehicles and **Craven** answered no.

**Dorsett** asked if this would be a full-time operation and **Craven** answered no.

**Craven** said that he repairs vehicles to sell.

**There was no one present in opposition to this request.**

Brown made the motion to **approve** this request with the following conditions:

1. No outside storage of parts
2. Sign no larger than 10 sq. ft.
3. Retain existing buffer at rear of property.

**Craven** seconded this motion and the motion passed unanimously.

- B. **CHARLES SMITH**, Randleman, North Carolina, is requesting a Special Use Permit to operate a cabinet shop (to be constructed 40' x 70' building) at his residence. Location: 8025 Adams Farm Road; 5.30 acres; Parcel ID #7757653759; Randleman Lake Critical Watershed; Level Cross Township; Zoning District RA.

***The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be approved.***

Smith explained that he has lived at this location since 1988. Smith said that he would be building custom cabinets and he would have two employees.

**Brown** asked Smith how long he has been in this business. **Craven** answered since 1984. **Brown** asked if Smith would have any outside storage and **Smith** answered no.

**There was no one present in opposition to this request.**

**Ridge** made the motion, seconded by **Brown**, to **approve** this request for a Special Use Permit. The motion passed unanimously.

- C. **HIS LABORING FEW MINISTRIES**, Thomasville, North Carolina, is requesting a Special Use Permit for a planned unit development for rehabilitation and counseling facility. Location: 1351 Wischum Way; 42.24 acres; Parcel ID #7713157165; Lake Reese Watershed; Tabernacle Township; Zoning District RA.

***The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be approved. Adequate buffers should be considered.***

**David McGruder**, 5007 Covered Bridge Road, and **Steve Irving**, Bridges Drive, High Point, were present to address the Board. **McGruder** reviewed the site plan of the facility and the measures they have taken to address concerns from their neighbors. McGruder said that currently they are using private wells for the facility. **Irving** said that each house will be 1200 sq. ft. and then provided the Board with pictures of the proposed houses. Irving explained that he is the pastor of His Laboring Few and McGruder is a licensed contractor and representative of His Laboring Few. Irving explained that their current leased facility in High Point has been sold by the owners. Irving explained that their mission is to help others come out of the lifestyle of drugs, alcohol, and gangs. Irving said that this facility will provide a family and environment which can help people change their lives. Irving explained that they are a Christian organization. Irving said

that they work closely with the High Point Police Department in helping others turn their lives around. Irving said that they want to be able to serve men, ladies, and troubled children. Irving said that they felt small environments work well with only 4-6 people in each residence. Irving said that they feel these houses will fit into the community. Irving said it has worked well and they feel the time is right to expand their facilities. Irving said that there will be a husband and wife team in each of the homes for children. Irving said that they get several calls from the court system asking them to work with young people that have not committed violent crimes. Irving said that all of their services are free and all teachings are biblically based. Irving said that clothes, food, books, bibles, everything is provided by this ministry. Irving said that this ministry started in 1990. Irving explained that he was apart of the 'Outlaws Gang' before the Lord came into his life. Irving said he feels that this ministry is his calling. Irving said that 37% of the people in the program are from Randolph County. Irving said that they don't advertise but they receive people from churches and many other agencies. Irving said that this expansion will allow them to help more people. Irving said that possibly in the future they may build a church on an adjoining vacant tract that they own. Irving said that they want to have a facility with a farm environment. Irving said that their organization has office facilities in Thomasville to provide clothing, food, furniture, and other needs for the area. Irving explained that they have two full-time counselors on the property at all times along with volunteer counselors. Irving said that Saturdays are visitation days for the families and the families are also invited to attend church on Sundays. Irving explained that everyone is supervised at all times and no one is ever left alone. **McDowell** asked how long people normally stay and **Irving** answered that the program is at least 90 days and sometimes longer if necessary. Irving said that the first 10 days is a period where a person can decide if he wants to stay. **Dorsett** asked if they plan to have a sign for the facility and **Irving** answered that they have a small sign now. Irving said that they will provide pull-off areas (off the drive) to allow campers a place to set up.

**Joseph and Candie Rudinski**, Wischum Way, said that this facility would be in their backyard. **Joseph** said that everything he has asked of the ministry they have done. Joseph said that they did request some changes on the site plan and they did make the changes. Joseph said that he totally supports this request. **Candie** said that they have been the best neighbors. Candie said that they have made more improvements on the property and they are constantly landscaping and building. Candie said these people are changing peoples' lives and she is totally supportive of this request. Candie said that when people come in, they leave better people. Candie said that these people have fixed her water pipes, her car, and other things. Candie said they won't accept any payment for their help. Candie said they are wonderful neighbors.

**There was no one present in opposition to this request.**

**McLeod** made the motion, seconded by **Brown**, to **approve** this request for a Special Use Permit.

**Dorsett** said this is a very needed program in the community.

The motion passed unanimously.

**7. REZONING REQUESTS**

- A. **COLON & BETTY MANESS OWENS**, Robbins, North Carolina, are requesting that 9.77 acres located on Erect Road (approximately ½ mile south of Hwy 42), Brower Township, be rezoned from Residential Agricultural to Rural Business Overlay/Conditional Use. Tax Parcel ID #8605807545. The Conditional Use Permit would specifically allow a 32' x80' building for a restaurant.

***The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be approved and that appropriate buffers should be considered.***

***Examples of a Growth Management Policy that the Technical Review Committee found supporting this recommendation are:***

***Policy 4.3 Rural area commercial development should be limited to neighborhood business uses, farm supply stores, and generally accepted rural business establishments.***

***Policy 4.5 Effective buffering and/or landscaping shall be provided where commercial development adjoins existing or planned residential uses.***

**Colon Owens** was present with his wife, Betty Maness Owens. Owens explained that they are purchasing a 16' x 80' building from Stanley County and then plan to add 16' x 80' once the building has been placed on the property Owens said that they have not had any soil checks for a septic system but they are aware of the Building Codes the facility will have to meet. Owens said they plan to start selling hamburgers and hotdogs and then later change to a fish house. Owens said that the building (they plan to move) is a stick-built structure and was used for a beauty shop. **Johnson** asked Owens if they have checked with the Building Inspectors about the building codes they will be required to meet and **Owens** answered not entirely. Owens said that there are no other businesses in this area except for a small store. **Brown** asked Owens if they lived in the community and **Owens** answered that they lived on the county line.

**George Clark**, 9005 Erect Road, said that he lives beside the property. Clark said that he is constantly flooded by the run-off from this property now. Clark said that if the property is paved the run-off will only increase. Clark said that he has livestock and horses on the property and is concerned about the effect of this added stormwater run-off. Clark said this is a very residential area.

**Albert Jackson**, 9088 Erect Road, said that he moved here because of the peace and quiet. Jackson said that he is concerned about added traffic and late hours of operation. Jackson said that the only commercial business within 5 miles is Teague Store. Jackson said this would be a nuisance with noise, traffic, etc.

**Phyllis Clark**, 9005 Erect Road, said that the road is not built to hold the traffic that would be created by a restaurant. Clark discussed the bad accident that involved a car and horses on this road, this past fall. Clark said that they would like to keep the community quiet and peaceful.

**James Pickeral**, 8708 Erect Road, said that he is also opposed to this request. Pickeral said he felt this would change the whole community. Pickeral said it is a rural area and has farm smells in the community.

There were 5 people present in opposition to this request.

**Dorsett** said that he felt this would change the character of the area.

**Craven** said this was a large farm a few years ago and when it was sold and divided he was thrilled to see the large tracts. Craven said that he has lived 5 miles north of here for 66 years. Craven said that he felt the area should remain residential agricultural. Craven said that the store has been here for many years. Craven said that he agreed with the neighbors. Craven said this is out of character with the area.

For these reasons **Craven** made the motion, seconded by **Brown**, to recommend to the Commissioners that this request be **denied**. The motion passed unanimously.

- B. **GARY TROGDON**, Asheboro, North Carolina, is requesting that 3.00 acres (out of 21.33 acres) located on Burney Road (approximately 1/4 mile west of Hwy 134), Union Township, be rezoned from Residential Agricultural to Light Industrial /Conditional Use. Tax Parcel ID #7645865974. This Conditional Use Permit would specifically allow an automotive body shop in an existing 30' x 40' building with a future expansion of 50' x 50' and an automotive junkyard for repair parts.

***The majority of the Technical Review Committee recommended to the County Planning Board that this request be approved with appropriate screens and buffers.***

**Trogdon** explained that the property is part of a family estate and the business has been here for many years. Trogdon said that he moved the cars, out of the trees on the property for the timber to be cut. Trogdon said that he has replanted trees on the property. Trogdon said that the facility is over 1000 ft. off the road. Trogdon said that the junk vehicles are used for parts within his business and he plans to have the cars (that are not any good) removed by Cranford's Metal. Trogdon said that he doesn't run a salvage yard; he uses the parts for his business. Trogdon said he is working on reducing the number of cars on the property. Trogdon said that the shop was built in the '60s and he has been operating here full-time for the last 7 years.

There was no one present in opposition to this request.

**McLeod** asked if the staff had received any complaints and **Johnson** answered no.

**Dorsett** said the property doesn't really look bad with as many cars as there are on the property. **Johnson** said there is obviously no problem with the community. Johnson said that Trogdon is improving a situation.

**Brown** expressed concern that the number of vehicles would increase and **Trogdon** said that he has no plans to increase the number of vehicles on the property.

**Dorsett** said that he felt better about the situation when he found out that there would be no additional vehicles on the property.

**Ridge** said he felt the Board should consider placing a setback from the road for the salvage storage.

**Dorsett** said that he felt the Board would be placing an undue hardship on the property owner if the County required the vehicles to be removed. **Dorsett** made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be approved with the condition that the Planning Staff work with Trogdon on setbacks and/or buffers (if needed) for the salvage storage. The motion passed unanimously.

- C. **CLIFTON KINDLEY**, Archdale, North Carolina, is requesting that 22.20 acres located on Hoover Hill Road (across from Cameron Circle), Tabernacle Township, be rezoned from Residential Agricultural to Residential Mixed/Conditional Use. Tax Parcel ID #7712257610. Lake Reese Watershed. The Conditional Use Permit would specifically allow the development of a 4-space mobile home park.

***The Technical Review Committee met following the Neighborhood Information Meeting and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be approved. There was no opposition expressed in the Neighborhood Information Meeting.***

***Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:***

***Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.***

***Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.***

***Policy 8.8 The County should seek land use decisions that continue to provide locations for affordable housing while maintaining a choice in compatible housing types in communities within the county.***

**Kindley** explained that he wanted mainly double-wide mobile homes or single-wides with shingled, A-roofs. Kindley said that homes would be required to be 2003 or newer models and after 2008 no homes over 5 years old could be located on the property. Kindley said that this land was his grandfather's land. Kindley said that he had a heart attack last summer and he wanted to build this park to support his family in case something happened to him. Kindley said that he plans to build his home to the rear of the proposed park and farm the rest of the property.

**Winfred O'Neal Hunt, Jr.**, adjoining property owner, spoke in support of the request.

**Linda Kindley** (Kindley's wife) said that they operate the Crystal Pines Mobile Home Park and rental property is not new to them.

There was no one present in opposition to this request.

**Dorsett** made the motion, seconded by **Ridge**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

8. The meeting adjourned at 8:24 p.m. There were 29 citizens present for this meeting.

---

**NORTH CAROLINA  
RANDOLPH COUNTY**

Hal Johnson, Planning Director  
Jill Wood, Clerk/Secretary